

140.A

0002

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

711,700 / 711,700

USE VALUE:

711,700 / 711,700

ASSESSED:

711,700 / 711,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		SCITUATE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SCHNEIDER BENJAMIN &	
Owner 2:	KITSIS STACY	
Owner 3:		

Street 1: 26 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MATHESON CAMERON/ACACIA -

Owner 2: -

Street 1: 26 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7552																

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct			
Use Code										Land Size						User Acct			
102										Building Value						251152			
0.000										Yard Items						GIS Ref			
708,900										Land Value						GIS Ref			
2,800										Total Value						Insp Date			
711,700																11/18/18			

Total Card										Entered Lot Size									
0.000										711,700									
2,800										711,700									
711,700										Total Land:									

Source: Market Adj Cost										Land Unit Type:									
369.52																			

PREVIOUS ASSESSMENT										Parcel ID						PAT ACCT.			
Tax Yr										140.A-0002-0026.0									

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	698,200	2800	.	.	701,000	701,000	Year End Roll	12/18/2019
2019	102	FV	589,600	2800	.	.	592,400	592,400	Year End Roll	1/3/2019
2018	102	FV	521,300	2800	.	.	524,100	524,100	Year End Roll	12/20/2017
2017	102	FV	475,100	2800	.	.	477,900	477,900	Year End Roll	1/3/2017
2016	102	FV	475,100	2800	.	.	477,900	477,900	Year End	1/4/2016
2015	102	FV	431,800	2800	.	.	434,600	434,600	Year End Roll	12/11/2014
2014	102	FV	412,100	2800	.	.	414,900	414,900	Year End Roll	12/16/2013
2013	102	FV	412,100	2800	.	.	414,900	414,900		12/13/2012

SALES INFORMATION										TAX DISTRICT						PAT ACCT.			
Grantor										Sale Code									

MATHESON CAMERO	60392-103	Date	11/1/2012	Sale Code	Sale Price	V	Tst	Verif	Notes	Grantor	Legal Ref	Type	Date	Tax Dist	Reval Dist	Year	LandReason	BldReason	CivilDistrict
HARAV BEN ARYE	52771-223	5/14/2009			398,600	No	No												
CATERINO DANIEL	45509-20	6/30/2005			434,000	No	No												
ROBINSON PAUL A	38874-604	4/22/2003	Family			1	No	No											

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date					

8/19/2020	954	Dormers	19,800	O						11/18/2018	Measured							
3/5/2010	154	Alterati	1,000							10/28/2005	Info Fm Prmt							
4/19/2005	257	Re-Roof	600							6/10/2004	External Ins							

Sign:										VERIFICATION OF VISIT NOT DATA					

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1923	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G12	Fact:	.		Floor:													
Const Mod:				% Own:	50.000000000												
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	3					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	10%			Total:	18.6	%		Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	295.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.19517136				General:									
Electric: 3 - Typical				Const Adj.: 0.98882198													
Insulation: 2 - Typical				Adj \$ / SQ: 348.634													
Int vs Ext: S				Other Features: 82500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 870835													
% Com Wall		% Sprinkled:		Depreciation: 161975				Juris. Factor: 1.00	Before Depr: 402.67								
				Depreciated Total: 708860				Special Features: 0	Val/Su Net: 368.07								
								Final Total: 708900	Val/Su SzAd: 368.07								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.A-0002-0026.0										IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1 10 X 10	A	GD	1923		40.00	T	30	102			2,800		2,800
More: N	Total Yard Items:	2,800		Total Special Features:					Total:			2,800					
Undisplayed Areas: GLA: 1926																	